



Rizzetta & Company

# Lakeside Community Development District

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**Board of Supervisors' Meeting  
March 19, 2019**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

[www.lakesidecdd.org](http://www.lakesidecdd.org)

# **LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

<b>Board of Supervisors</b>	Paul Luck Samantha Manning Linda Ramlot Jack Koch Brenda Myers	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Angel Montagna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Sarah Warren	Hopping Green & Sams, PA
<b>District Engineer</b>	Jeff Denny	Florida Design Consultants, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE □ 5844 OLD PASCO ROAD □ SUITE 100 □ WESLEY CHAPEL,**  
**FL 33544**

[WWW.LAKESIDECDD.ORG](http://WWW.LAKESIDECDD.ORG)

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March 11, 2019

Board of Supervisors  
**Lakeside Community  
Development District**

Dear Board Members:

The rescheduled regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Tuesday, March 19, 2019 at 11:00 a.m.**, at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on February 27, 2019.....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for January 2019.....Tab 2
  - C. Ratification of Series 2018 Custody Account Requisition CUS #12 – 18-see recap.....Tab 3
  - D. Ratification of Change Orders – None
- 4. BUSINESS ITEMS**
  - A. Consideration of a Board Supervisor Resignation.....Tab 4
  - B. Consideration of a Board Supervisor Replacement
    1. Administer Oath of Office to Newly Appointed Supervisor.....Tab 5
    2. Review of Form 1 and Sunshine Amendment
  - C. Consideration of ADA Website Proposal.....Tab 6
  - D. Ratification of Deed Conveying Tracts Y2-1 and Z-1 to WSC-L Lakeside Investors V, LLC.....Tab 7
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 994-1001.

Sincerely,  
**Angel Montagna**  
District Manager

# Tab 1

**MINUTES OF MEETING  
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

The regular meeting of the Board of Supervisors of Lakeside Community Development District was held on **Wednesday, February 27, 2019 at 11:02 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Samantha Manning	<b>Board Supervisor, Vice Chairman</b>
Brenda Myers	<b>Board Supervisor, Assistant Secretary</b>
Linda Ramlot	<b>Board Supervisor, Assistant Secretary</b>
Jack Koch	<b>Board Supervisor, Assistant Secretary</b>

Also Present:

Paul Luck	<b>Board Supervisor, Chairman</b> <i>(via conference call)</i>
Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jordan Lansford	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Sarah Warren	<b>District Counsel, Hopping Green &amp; Sams</b>
Jeff Denny	<b>District Engineer, Florida Design Consultants</b> <i>(via conference call)</i>
Scott Smith	<b>Representative, Rizzetta Amenity Services</b>
Tyree Brown	<b>Field Services Mgr., Rizzetta Amenity Services</b>
Pamela Pivaronas	<b>Marketing Coordinator; Rizzetta &amp; Company</b>
Representatives	<b>LMP</b>
Representative	<b>Amazingly Clean</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Lansford called to order and performed roll call continuing a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience members present.

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**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on November 28, 2018**

Ms. Lansford presented the minutes from the Board of Supervisors' meeting held on November 28, 2018.

On a Motion by Ms. Manning, seconded by Ms. Myers, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on November 28, 2018 as presented for the Lakeside Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Landowners' Meeting held on November 28, 2018**

Ms. Lansford presented the minutes from the Landowners' meeting held on November 28, 2018.

On a Motion by Ms. Manning, seconded by Ms. Myers, with all in favor, the Board of Supervisors approved the minutes of the Landowners' meeting held on November 28, 2018 as presented for the Lakeside Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for October, November and December 2018**

Ms. Lansford presented the operation and maintenance expenditures for October, November and December 2018.

On a Motion by Ms. Ramlot, seconded by Ms. Manning, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for October (\$41,875.66), November (\$11,351.68) and December 2018 (\$41,164.29) as presented for the Lakeside Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Ratification of Series 2018 Acquisition/Construction Requisitions #10 and #11**

Ms. Lansford presented the Series 2018 Acquisition/Construction Requisitions #10 and #11.

On a Motion by Ms. Manning, seconded by Ms. Myers, with all in favor, the Board of Supervisors ratified the Series 2018 Acquisition/Construction Account Requisition #10 for Burgess Civil, LLC (\$206,480.50) for the Lakeside Community Development District.

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On a Motion by Ms. Manning, seconded by Ms. Myers, with all in favor, the Board of Supervisors ratified the Series 2018 Acquisition/Construction Account Requisition #11 for The Kearney Companies, LLC (\$508,650.69) for the Lakeside Community Development District.

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**SEVENTH ORDER OF BUSINESS                                      Ratification of Series 2018  
Acquisition/Custody Account Requisition  
CUS #11**

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Ms. Lansford presented the Series 2018 Acquisition/Custody Account Requisition CUS #11.

On a Motion by Ms. Manning, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors ratified the Series 2018 Acquisition/Custody Account Requisition CUS #11 for The Kearney Companies, LLC (\$486,279.07) for the Lakeside Community Development District.

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**EIGHTH ORDER OF BUSINESS                                      Ratification of Change Orders**

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There were no Change Orders to present at this time.

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**NINTH ORDER OF BUSINESS                                      Consideration of Resolution 2019-04, Re-  
designating an Assistant Secretary**

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Ms. Lansford presented and reviewed Resolution 2019-04, Re-designating an Assistant Secretary.

On a Motion by Ms. Manning, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved Resolution 2019-04, Re-designating an Assistant Secretary (Jordan Lansford) for the Lakeside Community Development District.

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**TENTH ORDER OF BUSINESS                                      Consideration of ADA Website Proposal**

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Ms. Lansford presented and reviewed the proposal for ADA Website Compliance. The Board decided to table the proposal for now.

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**ELEVENTH ORDER OF BUSINESS                                      Ratification of Drainage and Access  
Easement Agreement**

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Ms. Lansford presented the Drainage and Access Easement Agreement.

109 Ms. Warren reviewed the agreement for the Board members.  
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On a Motion by Ms. Manning, seconded by Ms. Myers, with all in favor, the Board of Supervisors ratified the approval of the Drainage and Access Easement Agreement for the Lakeside Community Development District.

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112 **TWELFTH ORDER OF BUSINESS** **Consideration of Proposal for Field**  
113 **Management Services**

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115 Ms. Lansford presented and reviewed the proposal for Field Management Services from  
116 Rizzetta Amenity Services, Inc. Discussion ensued.  
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On a Motion by Ms. Manning, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved Rizzetta Amenity Services, Inc.'s proposal for Field Management Services with a start date of April 1, 2019 for the Lakeside Community Development District.

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119 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Proposal for Landscape**  
120 **Maintenance Services**

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122 Mr. Brown presented and reviewed the proposals for Landscape Maintenance Services from  
123 the following companies:

- 124 • ASI
- 125 • Brightview
- 126 • CLM
- 127 • Down to Earth
- 128 • LMP
- 129 • Yellowstone

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132 It was explained that Down to Earth amount was incorrect and that the lowest bidder was  
133 Brightview coming in at \$119,104.00. Discussion ensued. The Board ranked the proposals  
134 as follows:

- 135 1. Brightview Landscape
- 136 2. LMP

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138 On a Motion by Ms. Manning, seconded by Mr. Koch, with all in favor, the Board of Supervisors approved Brightview Landscape's proposal for Landscape Management Services and authorized District staff to draft a contract with Brightview Landscape as the number one ranked bidder with a start date of May 1, 2019 for the Lakeside Community Development District.

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140 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Proposals for Pressure**  
141 **Washing**



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143 Ms. Lansford presented and reviewed the proposals for pressure washing. Discussion  
144 ensued. The Board tabled the pressure washing proposals until the next meeting contingent on  
145 District staff researching the chemicals the companies use when pressure washing.  
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147 **FIFTEENTH ORDER OF BUSINESS** **Staff Reports**

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- 149 A. District Counsel
- 150 Ms. Warren stated that the legislative session starts next week.
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- 152 B. District Engineer
- 153 No report.
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- 155 C. District Manager
- 156 Ms. Montagna noted the next regular meeting is scheduled for March 27, 2019 at
- 157 11:00 a.m.
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159 Ms. Lansford stated that she and Ms. Montagna had received some speeding  
160 complaints along Lakemont Drive. She stated that a resident wanted to know if  
161 speed bumps would be installed. The Board stated that there would be no speed  
162 bumps installed but perhaps speed cushions would be.  
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164 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Requests**

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166 Ms. Lansford asked if there were any Supervisor requests. Mr. Koch asked about a budget  
167 workshop on April 24<sup>th</sup> via a conference call or video web. Mr. Koch asked District staff to look  
168 into the price of speed cushions for the next meeting.  
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170 Ms. Ramlot talked about the pond behind Beachtree. Ms. Ramlot asked District staff to  
171 obtain proposals for the potholes for the next meeting.  
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173 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

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176 Ms. Lansford stated that if there was no more business to come before the Board than a  
177 motion to adjourn would be in order.  
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On a Motion by Ms. Manning, seconded by Mr. Koch, with all in favor, the Board of Supervisors adjourned the meeting at 12:39 p.m. for the Lakeside Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman